

**ZONING HEARING**  
**COMMUNITY ZONING APPEALS BOARD – 2**  
**WEDNESDAY, MARCH 20, 2013 – 7:00 P.M.**  
**HIGHLAND OAKS PARK**  
**20300 NE 24 AVENUE, MIAMI, FLORIDA.**

**THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.**

**1. GREAT FLORIDA BANK (12-107)**

Location: The southwest corner of West Dixie Highway and NE 213 Street, Miami-Dade County, Florida.

Size of property: 3.07 Acres

The applicant is requesting a district boundary change from BU-1 (Business-Neighborhood) to BU-1A (Business-Limited), and a district boundary change from BU-3M (Minimum Apt. House 12.9 units/net Acre) to RU-4 (Apartment 50 units/net Acre), on this site. The applicant also requests to delete a covenant to allow the applicant to submit a revised site plan showing a multi-family development in-lieu of the previous approved townhouse development. Additionally, the applicant is requesting to permit residential uses in the BU-1A zoning district, and non-use variances to permit less parking spaces than required, parking in the right-of-way where none is permitted, and to permit buildings with setbacks to be less than required from property lines. In addition, the applicant is requesting to permit other accompanying requests, on this site.

**2. WILLIAMS ISLAND VENTURES, LLC (12-114)**

Location: Lying south of NE 195 Street, between I-95 and the Snake Creek Canal, Miami-Dade County, Florida.

Size of property: 148.2 Acres

The applicant is requesting to modify a previously approved resolution and to delete a Plan Area Development (PAD) agreement to allow the applicant to submit a new site plan showing a reduction in units counts, eliminating the multifamily residence and modifying the lake slopes for the previously approved residential development and to delete a recorded agreement in order to proffer a new agreement showing the proposed changes to the site plan. Additionally, the applicant is requesting non-use variances to permit single family residence attached units with less private open space than previously approved and required, and to permit less lot trees than is permitted, on this site.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the GIS Service/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

**Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER), 11<sup>TH</sup> FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB site at: [www.miamidade.gov/business/zoning.asp](http://www.miamidade.gov/business/zoning.asp)**

**Please refer to the hearing number when making an inquiry.**

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning & Zoning Division ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.